

For Lease

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astra Innovation Center

627-635 S. Kansas Avenue
Topeka, Kansas



Project Features

- New, Class A, Office, Lab and Coworking Space with ground floor Retail
- Estimated Delivery: 1Q/2Q24
- Located at Kansas Avenue and 7th Street directly across from Evergy Plaza
- Turn-key build out for tenant requirements
- Base Year Expense Stop

Office Space Offered for Lease:

\$21/SF/Year (Tenant responsible for janitorial)

Lab Space Offered for Lease:

\$30/SF/Year (Tenant responsible for janitorial)

Retail Space Offered for Lease:

\$12/SF/Year (Tenant responsible for taxes & janitorial)

For more information please contact
Stan Wendzel
BioRealty, Inc.
949.547.1071
stan@biorealty.com
www.biorealty.com

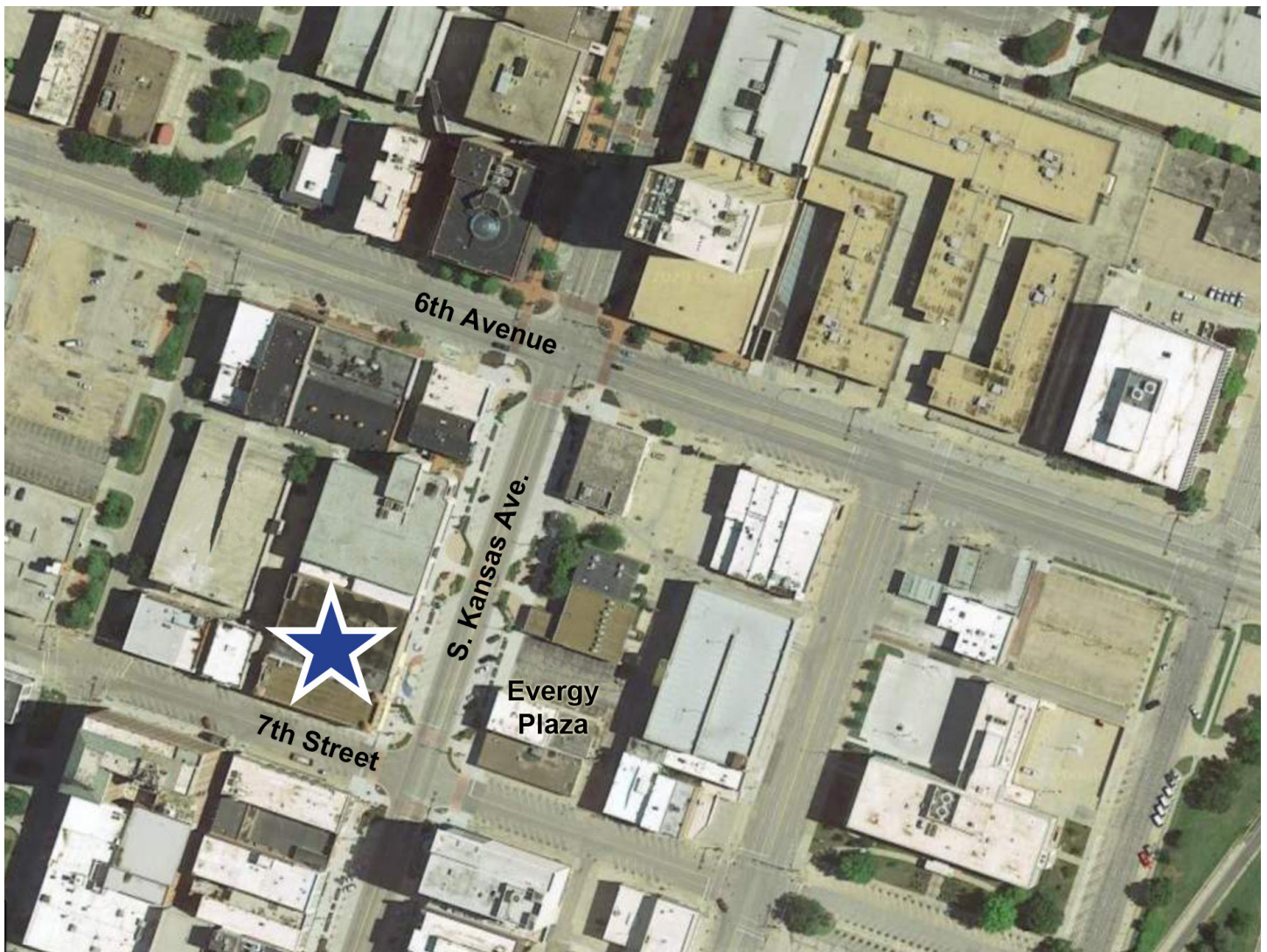
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Aerial



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BRI BioRealty, Inc.
Facility+Capital Solutions

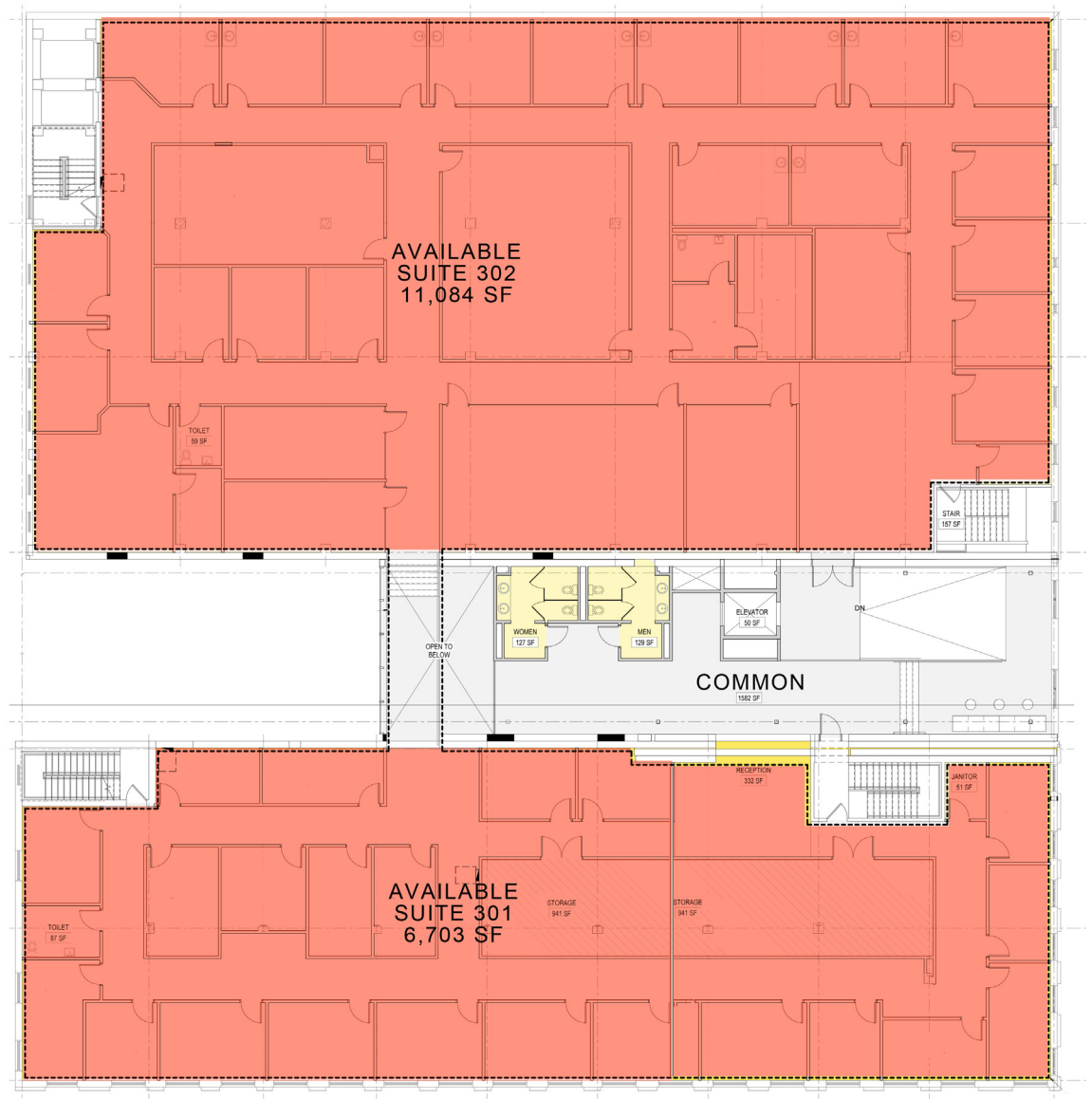
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Floor Plan Level 3



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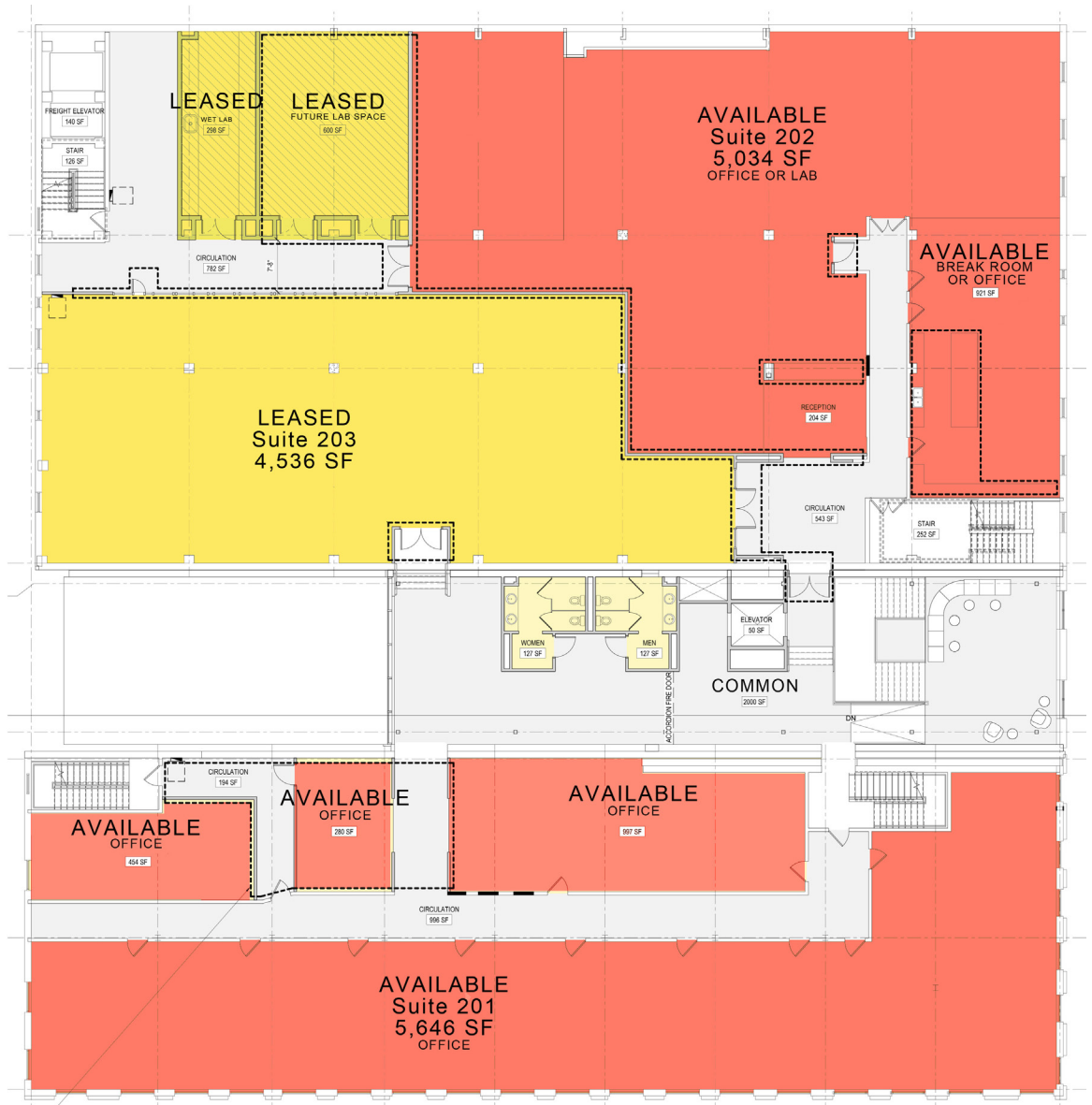
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Floor Plan Level 2



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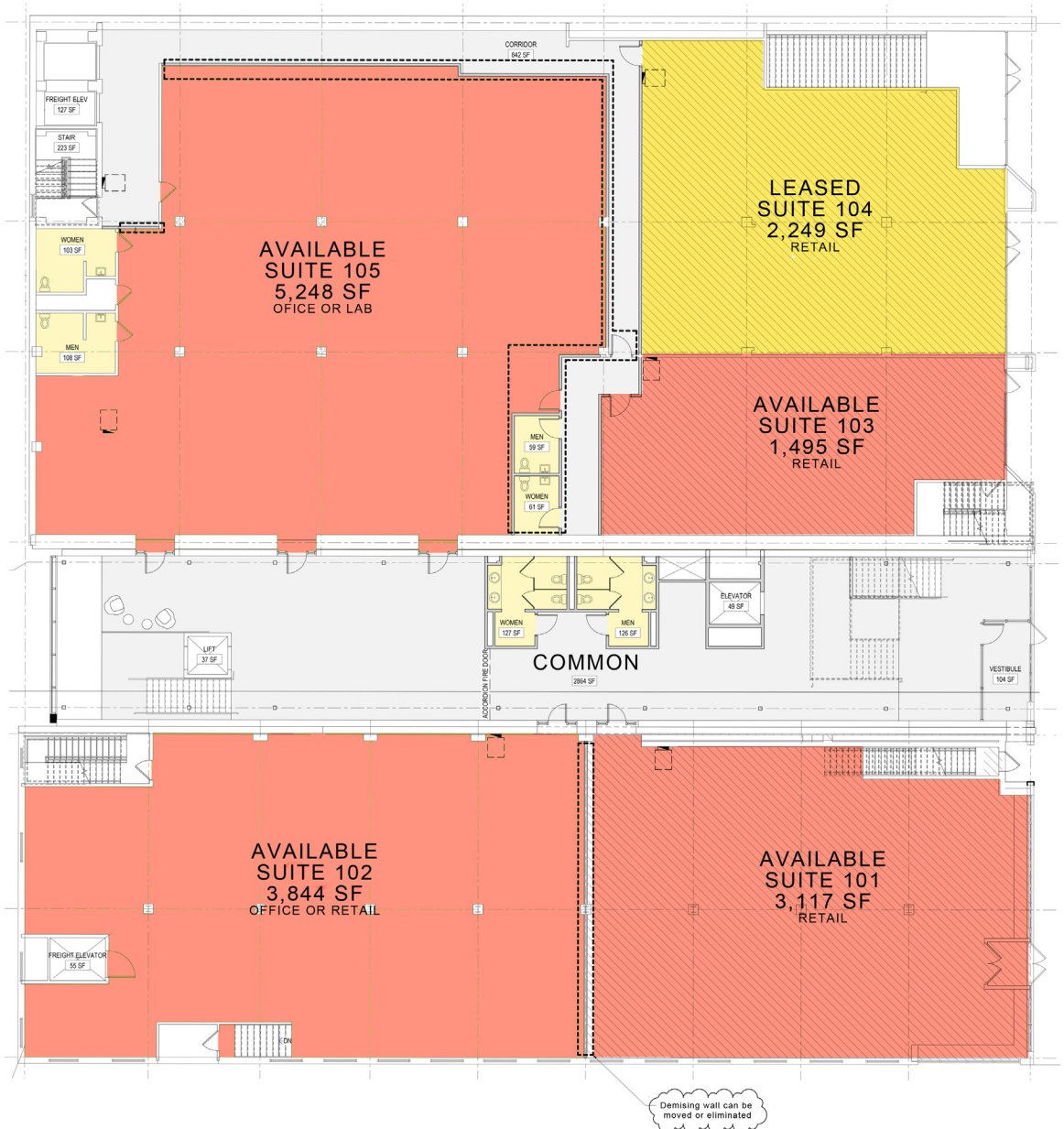
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Floor Plan Level 1



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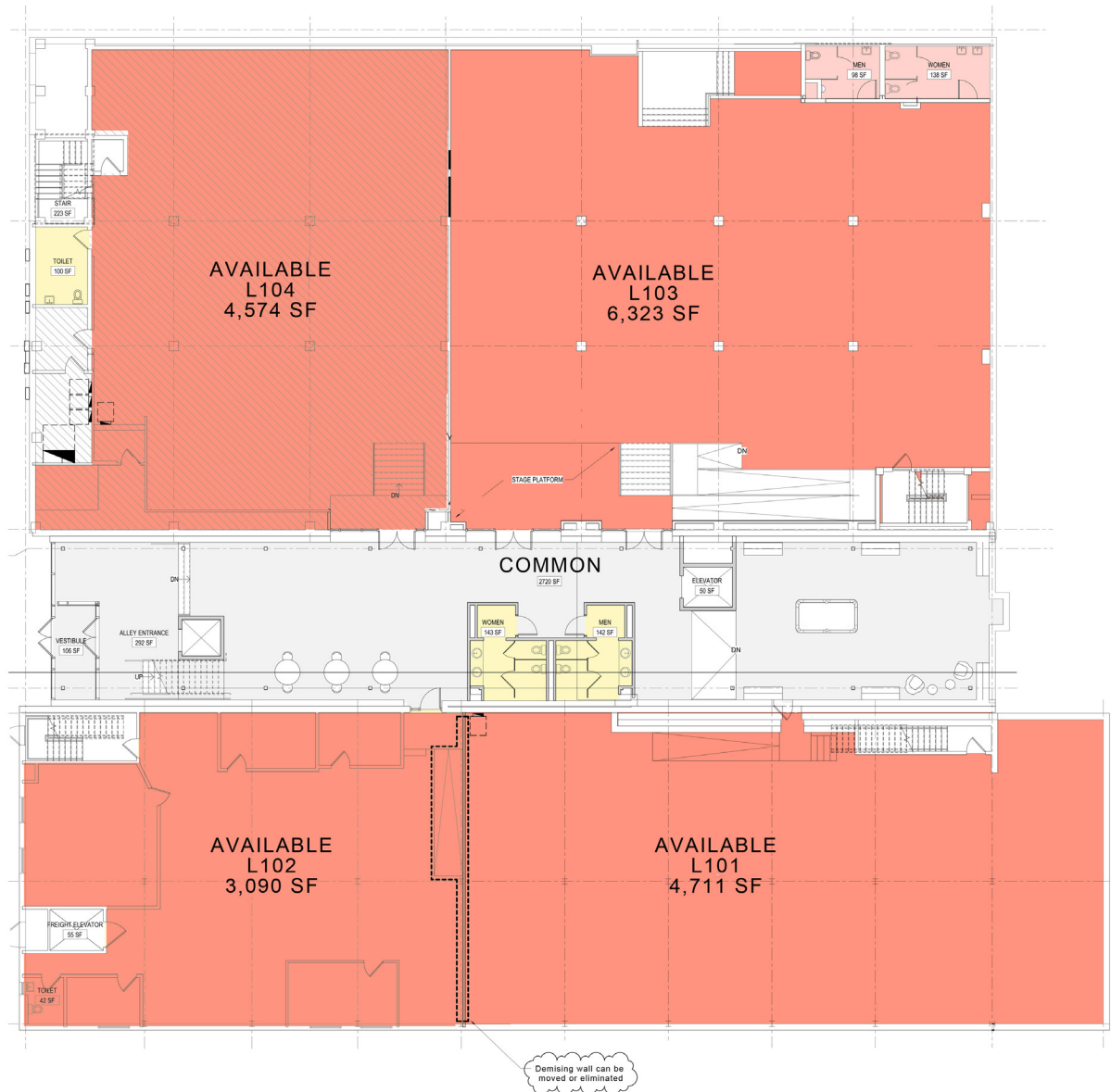
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Floor Plan Lower Level



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Property Attributes

- Roof top deck
- Event/Meeting Space
- Multiple, large common areas
- Prime Downtown Location
- Directly across the street from Evergy Plaza



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